

2. Recommending that Pressler Street not be included in a LHD.

Per page 159, from the application, "**PURPOSE** Local historic district designations provides.... compatible with the neighborhoods' historical character."

There is no historical character to Pressler Street. Only 6 of the 22 homes on Pressler Street are recommended to be contributing.

Furthermore, the Smoot Mansion on 6th Street is an eyesore to Pressler Street with chain link fences, broken walls and unkept structures.

Given the substantial existing changes to the nature and character of Pressler Street it is unlikely that the small percentage of remaining domiciles can claw back the look and feel of the period of significance.

In Coral Gables, FL, where I had a contributing house in an LHD – one got a sense of the 1920s Old Spanish style created by George Merrick. Even modern homes were in the Old Spanish style. Trash was picked up from the back of the house, chain link fences were prohibited, home colors were from an established list, windows and doors were replaced to match the character of the existing home as evidenced by photographs provided by the historic preservation office.

On Pressler, there is no historic character or uniformity of homes.

3. Recommend that any move to create a LHD be reconsidered and resubmitted for fairness, and due process including proper notice, transparency of vote, and reasonableness of restrictions.

Proper notice. Please know that I bought the home on December 28, 2017. If I had known of this proposed LHD, I would not have purchased the house.

I specifically checked the Historic Preservation website here: <http://www.austintexas.gov/departments/historic-preservation>, prior to the purchase. There was no mention and continues to be no mention the proposed change in zoning on the website. The city notice that was sent around January 18, 2018, and was addressed to the sellers and not to me, the owner of the home. As a result, I did not open the mail.

I learned about the LHD from my neighbors on January 21, 2018.

The Applicant, at 700 Pressler had actual knowledge that I purchased the home and did not notify me (she lives across the street). In fact, evidence will show that I was specifically excluded from communications on the LHD, based on my viewpoint. Such viewpoint bias is inappropriate for a government funded initiative and calls into question whether due process was maintained throughout the initiative.

The Historic Preservation Office required me to provide my recorded warranty deed to confirm my vote of “no” to the LHD. The Historic Preservation Office continues to mail the sellers regarding notice of the LHD, not me, the rightful owner. Such erroneous notice calls into question whether proper notification was and will be provided to the correct people.

You can verify the continued incorrect notice for 809 Pressler in the “labels” included in the Permit/Case: 2018-011195 ZC, Case Number: C14H-2018-0013.

Fairness of vote. The restrictions on changes to contributing homes are most harsh on homes that are contributing and that are not Historical Landmarks. The vote for this LHD was submitted by 9.9 acres, 1.3851 acres of which is the Smoot mansion / Flower Hill, a historical landmark. My understanding is that the vote for Flower Hill is required to be “in favor” per the wishes of deceased Ms. Jane Smoot. It seems quite unfair that from her trust deceased Ms. Smoot restricts changes to my home while not preventing the building of the 7 homes across the street from the Smoot mansion in the 2000s when she was alive. Furthermore, her trust does not keep the historical character of the home.

Furthermore, the home of the Applicant at 700 Pressler Street was designated as contributing for the West Line National Register Historic District. According to Emily Payne, Architectural Historian who prepared the surveys, the only reason the Applicant’s home is not contributing to the LHD is because of the alterations she made to the home, which changed the character from contributing to non-contributing. Such viewpoint bias is inappropriate in a government program, and along with other viewpoint bias communications, calls into question whether the process followed to complete that application was proper.

These two LHD promoters are imposing harsh restrictions on my home with nearly no consequence to themselves.

Fairness of restrictions. The requirements of the LHD are to repair windows and doors, with little option to replace to the same character. That is both expensive and impacts other Austin goals such as the net zero sustainability initiative. Repair of old homes are lost trades and expensive. For example, at my home at 809 Pressler, I prevented a fire hazard by repairing the electrical wiring. The overwhelming recommendation from electricians I interviewed was to rewire, which would have required cutting through shiplap walls resulting in a very expensive and historically and structurally damaging repair. I finally found an electrician who properly pigtailed the electric outlets with a permit.

The repair restriction requirements are unreasonable and do not further the objective of the LHD. From the street – you will not be able to tell the difference between replacing with similar character (like they required in Coral Gables, FL) or repair. The only one who will be able to tell the difference is I – from my expense and the energy inefficiency.

Objection. Case Number C14H-2018-0013, 5 pages. Page 5

If the purpose of the LHD is to preserve the character and integrity of a historic neighborhood, then including Pressler in the LHD does nothing to further that objective, as it is already a substantially mixed neighborhood. Furthermore, the lack of historic evidence and ineffectiveness of the standards will not enable the Historic Preservation Office to make fair and unbiased decisions.










Please consider these facts when considering your recommendation for the LHD.

Attached: excerpt from the application, inventory of homes on Pressler Street

Excerpt from LHD application, inventory of homes on Pressler Street










1 of 3

Pressler

Address	CAD Parcel ID	Acreage	Type	Current use	Original use	Stylistic influences	Year built	History notes	Alterations	Additions	Integrity notes	Recommended local designations
 803 OAKLAND AVE	106747	0.1587	Single-family house	Residential	Residential	Craftsman	1925	None	Windows replaced, Converted to duplex, Exterior wall materials replaced, Porch enclosed	None visible	None	Recommended non-contributing to a local historic district
 604 PRESSLER ST	106791	0.143	Single-family house	Residential	Residential	No stylistic influences visible	1947	West Line National Register Historic District nomination lists year built as 1950	Porch altered	Side addition, Rear addition	None	Recommended non-contributing to a local historic district
 606 PRESSLER ST	106790	0.1241	Single-family house	Residential	Residential	No stylistic influences visible	1946	West Line National Register Historic District nomination lists year built as 1950	None visible	Additional story added, Rear addition	Second story added in 2006	Recommended non-contributing to a local historic district
 608 PRESSLER ST	106789	0.1046	Single-family house	Residential	Residential	Minimal Traditional	1946	West Line National Register Historic District nomination lists year built as 1950	Doors replaced	None visible	None	Recommended non-contributing to a local historic district
 610 PRESSLER ST	106788	0.1033	Single-family house	Residential	Residential	No stylistic influences visible	2001	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 612 PRESSLER ST	106787	0.0761	Single-family house	Residential	Residential	No stylistic influences visible	2001	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 614 PRESSLER ST	106786	0.1143	Garage	Residential	Residential	No stylistic influences visible	2001	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 614 PRESSLER ST	106786	0.1143	Single-family house	Residential	Residential	No stylistic influences visible	2001	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 615 PRESSLER ST	494918	0.1604	Single-family house	Residential	Residential	No stylistic influences visible	2000	None	None visible	None visible	None	Recommended non-contributing to a local historic district




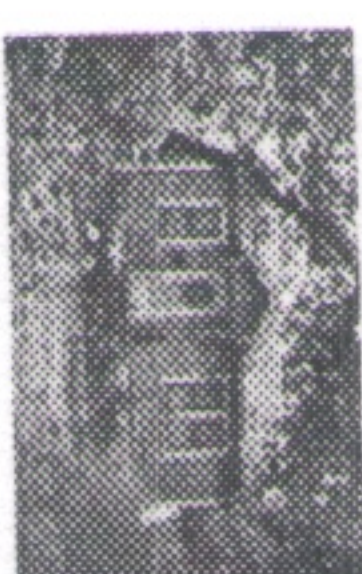
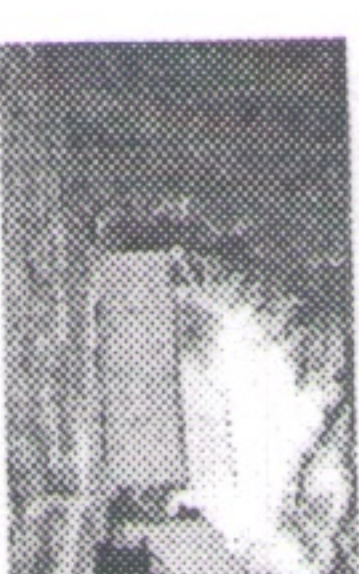


1 home
614

2 of 3

Address	CAD Parcel ID	Acreage	Type	Current use	Original use	Stylistic influences	Year built	History notes	Alterations	Additions	Integrity notes	Recommended local designations
 616 PRESSLER ST	106785	0.125	Single-family house	Residential	Residential	No stylistic influences visible	2008	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 700 PRESSLER ST	106784	0.1386	Single-family house	Residential	Residential	Minimal Traditional, Craftsman	1946	West Line National Register Historic District nomination lists year built as 1945	Porch added	Additional story added, Rear addition	None	Recommended non-contributing to a local historic district
 701 PRESSLER ST	494917	0.1505	Single-family house	Residential	Residential	No stylistic influences visible	2000	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 702 PRESSLER ST	106783	0.106	Single-family house	Residential	Residential	No stylistic influences visible	1946	West Line National Register Historic District nomination lists year built as 1950	Exterior wall materials replaced, Porch screening likely during period of significance	Side addition	None	Recommended non-contributing to a local historic district
 703 PRESSLER ST	106796	0.1537	Single-family house	Residential	Residential	No stylistic influences visible	2000	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 704 PRESSLER ST	106782	0.1468	Single-family house	Residential	Residential	Prairie, Craftsman	1925	None	None visible	Rear addition	None	Recommended contributing to a local historic district
 710 PRESSLER ST	106781	0.107	Single-family house	Residential	Residential	Craftsman	1925	None	Windows replaced	Additional story added, Rear addition	Second story addition appears to be built within historic period	Recommended contributing to a local historic district
 800 PRESSLER ST	106780	0.118	Single-family house	Residential	Residential	Craftsman	1925	None	Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered	Rear addition	None	Recommended non-contributing to a local historic district
 802 PRESSLER ST	106779	0.1178	Single-family house	Residential	Residential	Craftsman	1925	None	None visible	Side addition	None	Recommended contributing to a local historic district

Non contributing per Steve Sadowski demolition grandfathered

3053

Address	CAD Parcel ID	Acreage	Type	Current use	Original use	Stylistic influences	Year built	History notes	Alterations	Additions	Integrity notes	Recommended local designations
 803 PRESSLER ST	106773	0.1533	Single-family house	Residential	Residential	Folk Victorian	1996	None	None visible	None visible	None	Recommended non-contributing to a local historic district
 804 PRESSLER ST	106778	0.1182	Single-family house	Residential	Residential	No stylistic influences visible	1955	None	Exterior wall materials replaced, Doors replaced, Windows replaced	High fence and pool in front yard	None	Recommended non-contributing to a local historic district
West Line National Register Historic District nomination lists year built as 1940												
 805 PRESSLER ST	106774	0.1202	Single-family house	Residential	Residential	Craftsman	1941		None visible	None visible	None	Recommended contributing to a local historic district
 807 PRESSLER ST	106775	0.1318	Single-family house	Residential	Residential	Craftsman	1935	None	None visible	None visible	None	Recommended contributing to a local historic district
 807 PRESSLER ST	106775	0.1318	Garage	Residential	Residential	No stylistic influences visible	1935	None	None visible	None visible	None	Recommended contributing to a local historic district
 809 PRESSLER ST	106776	0.1134	Single-family house	Residential	Residential	Classical Revival	1935	None	None visible	None visible	None	Recommended contributing to a local historic district
 811 PRESSLER ST	106777	0.1106	Single-family house	Residential	Residential	Minimal Traditional	1930	None	None visible	None visible	None	Recommended contributing to a local historic district

1 home
807

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and:

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Case Number(s): **NRD-2017-0023 PR-2017-140114**
 Contact: **Cara Berton, 512-974-1446**
 Public Hearing: **February 26, 2018 Historic Landmark Commission**

Your Name (please print) _____

for Robert & Mary Cyler

☒ I am in favor
☐ I object

Your address(es) affected by this application _____

1404/1408 W. 9th

905 McFarlane

Comments: _____

Date _____

Susan Cyler 2/21/18

If you use this form to comment, it may be returned to:

City of Austin
 Planning and Zoning Department
 Cara Berton
 P. O. Box 1088
 Austin, TX 78767-8810
 Fax Number: (512) 974-9104

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SUSTAN Ogden
 Your Name (please print) *Robert & Mary Ogden*

☒ I am in favor
☐ I object

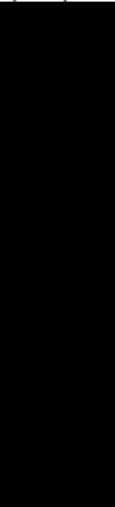
Your address(es) affected by this application
1404/1408 W. 9th

905 West 9th
 Signature

Date

Comments:

Susan Ogden 2/21/18



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Case Number(s): NRD-2017-0091 PR-2017-142855
Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018, Historic Landmark Commission

Susan Ogden for Robert & Mary Ogden CP
Your Name (please print)
☒ I am in favor
☐ I object

Your address(es) affected by this application
1401/1408 W. 9th St. 905 Montclair

Comment [REDACTED] Date

Susan Ogden 2/21/18

If you use this form to comment, it may be returned to:

City of Austin
Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

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Case Number(s): NRD-2017-0091 PR-2017-142855
Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018, Historic Landmark Commission

Susan Epler for
Your Name (please print) *Robert & Mary Epler LP*

☒ I am in favor
☐ I object

Your address(es) affected by this application
1104/1408 W. 9th St Austin TX 78702

Comments:  Date _____

Susan Epler 2/21/18

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City of Austin
Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

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Case Number(s): NRD-2017-0090 PR-2017-142863
Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018, Historic Landmark Commission

Susan Ogden for
Your Name (please print) *Robert & Mary Ogden CP*

☒ I am in favor
☐ I object

Your address(es) affected by this application
1404/1408 W. 9th St Austin TX 78701

Comments:  Date _____

Susan Ogden 512-497 4911

If you use this form to comment, it may be returned to:

City of Austin
Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

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Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018, Historic Landmark Commission

Susan Ogden
Your Name (please print)
for Robert & Mary Ogden LP

☒ I am in favor
☐ I object

Your address(es) affected by this application
1404/1408 W. 9th St 705 Manufactured

Comments: _____
Signature _____
Date _____

Susan Ogden 2/20/18

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Case Number(s): NRD-2017-0088 PR-2017-142882
Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018 Historic Landmark Commission

Susan Ogden for
Your Name (please print) Robert & Mary Ogden LP
Your address(es) affected by this application 1404/1408 W. 20th St Austin TX 78704
Signature [Redacted]
Comments: Susan Ogden 2/21/18

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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Public Hearing: February 26, 2018 Historic Landmark Commission

Susan Ogden for Robert & Mary Ogden LP

☒ I am in favor
☐ I object

Your address(es) affected by this application

1404/1405 W. 9th 905 Newfaire

Comments:

Date

Susan Ogden 2/21/18

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Case Number(s): NRD-2017-0087 PR-2017-142884
Contact: Steve Sadowsky, 512-974-6454 512-974-6454
Public Hearing: February 26, 2018 Historic Landmark Commission

Susan Ogden for
Your Name (please print) ~~Susan Ogden~~ Robert & Mary Ogden LP
☒ I am in favor
☐ I object

Your address(es) affected by this application
1404/1408 W 9th 905 North

Comments: [Redacted] Signature [Redacted] Date

Susan Ogden 2/21/18

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Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
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 Public Hearing: February 26, 2018 Historic Landmark Commission

Your Name (please print) Susan Ogden
 for the board for the board & Mary Ogden
 1604/1408 1209 qth
 905 main st

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Comments:

Susan Ogden 2/21/18

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